



Public Meeting & Open House

Alexandria Waterfront Implementation: Flood Mitigation

November 25, 2024

Matthew Landes, PLA – Portfolio Manager, Project Implementation
Skanska/JMT/LAI Design-Build Team

Introductions



SKANSKA



lai

1. Request stakeholder guidance on station location and park options:
 1. Waterfront Commission - 11/19
 2. Parks and Recreation Commission - 11/21
 3. Open House – 11/25

2. Project Updates on Parks, Streets, and Lower King Pedestrianization
 1. Waterfront Commission – December, February & March
 2. Parks and Recreation Commission – February & March
 3. Open House – February or March

3. Board of Architectural Review – December or January 2025

4. NEPA/Section 106 Consulting Party Meeting – Anticipated in Late Winter or Spring 2025

Feedback Requested During Open House:

1. Waterfront Park –

1. Pump Station Location – *Which location do you prefer? Why?*
2. Park Concepts and Program Elements

2. Point Lumley Park

1. Park Concepts and Program Elements

Strand Street Location (Presented in Summer 2024)

Draft, Deliberative, Pre-Decisional

Consistent with Waterfront Plan (2014)

Cost Implications:

Saved ~\$20M by eliminating 2nd northern station

Objective:

- Combine to single station, eliminate northern station
- Station as backdrop to park/programming

Height: 18'-26' (flat roof)

Building Footprint: ~5,000 SF



WEST ELEVATION –
FACING STRAND ST



Pump Station: Alternate Concepts

(November 2024, advanced from June/BODR)



Waterfront Park – Which location preferred & why?

Draft, Deliberative, Pre-Decisional



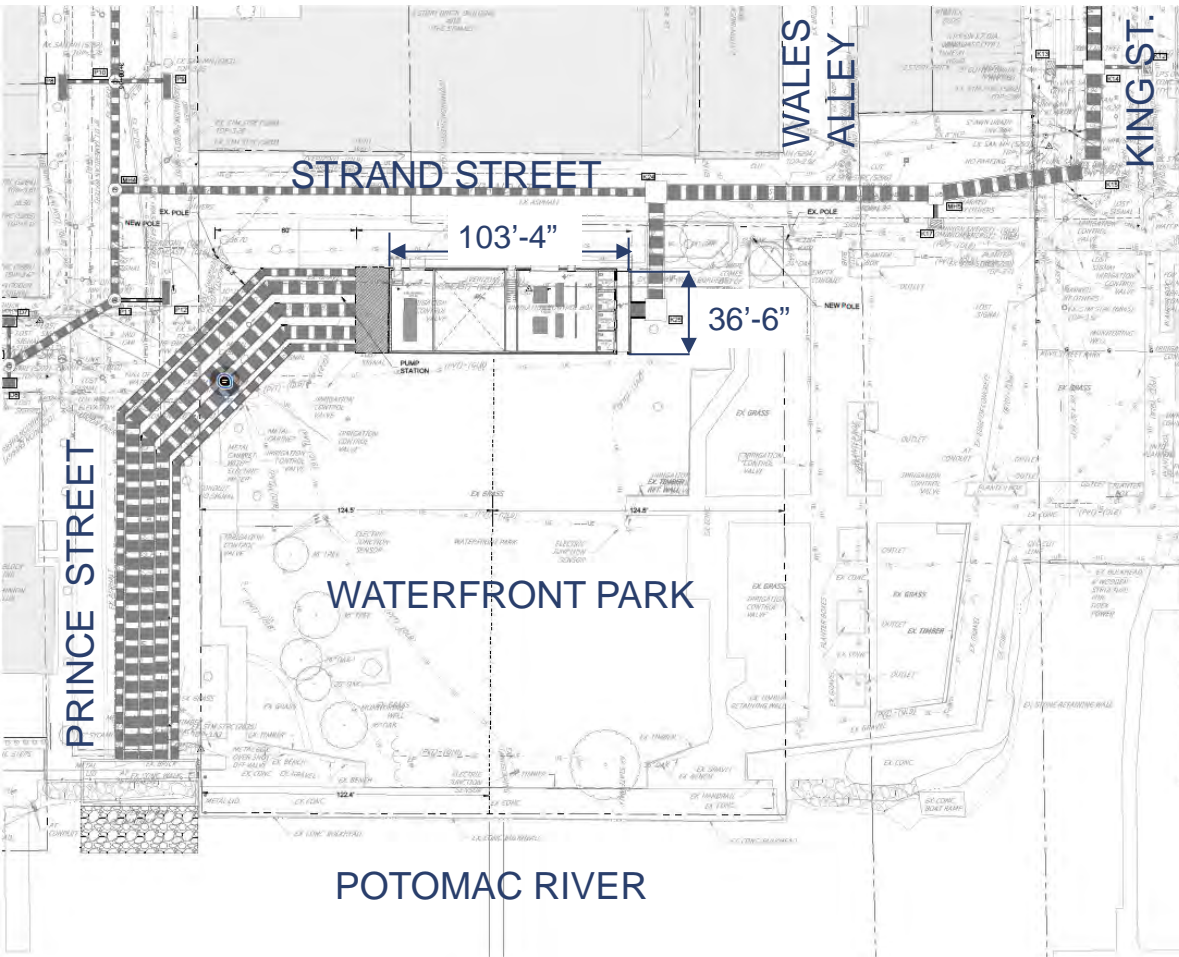
OPTION 1 – STRAND STREET



OPTION 2 – PRINCE STREET

Waterfront Park – Strand Street Single Building (Option 1)

Draft, Deliberative, Pre-Decisional



Cost implication: +\$200,000 increased direct cost

Objective:

- Reduce footprint
- Reduce height
- Station as backdrop to park/programming
- Individual restrooms (no increase in footprint)

Height: : 24' (flatroof)

Building Footprint: 3,800 SF

Pump Station – Floor Plans

Draft, Deliberative, Pre-Decisional



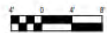
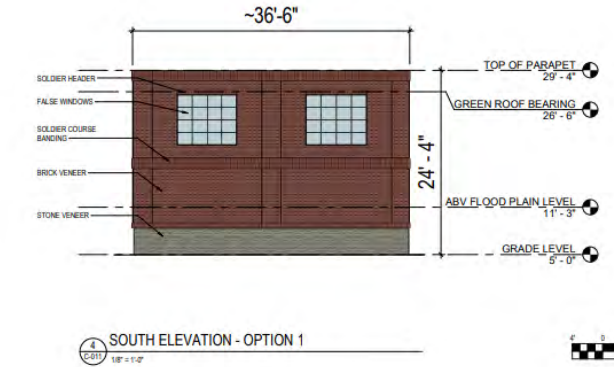
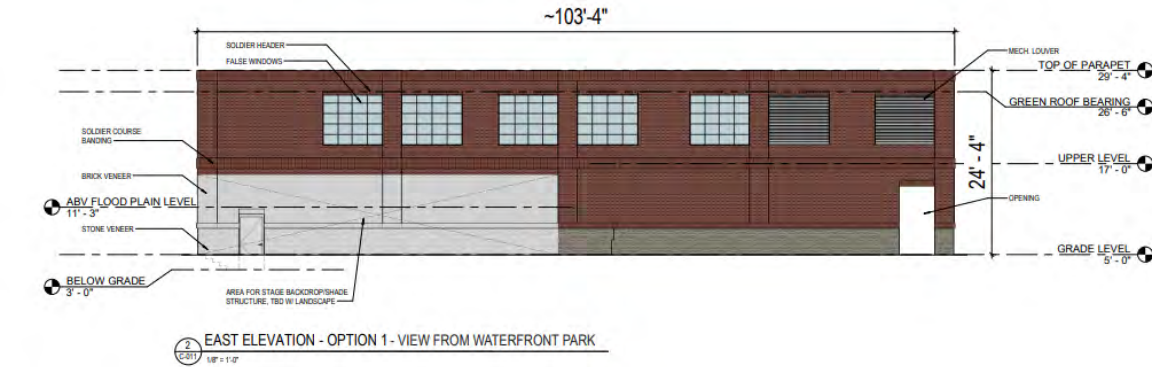
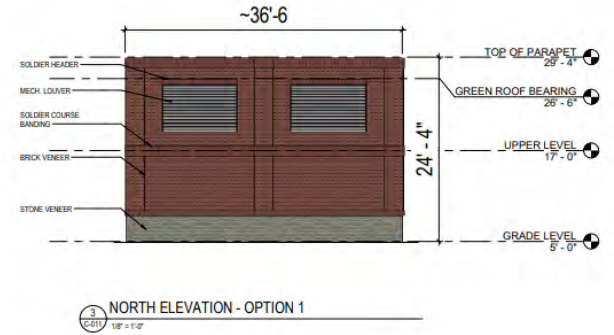
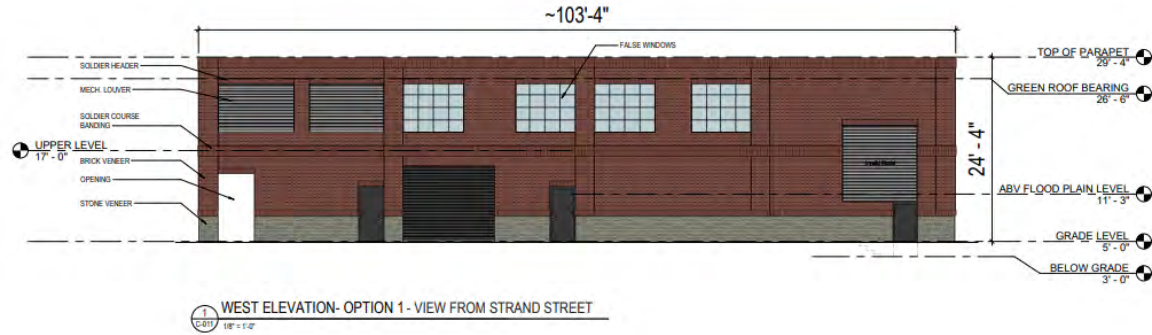
- Proposed height (flat roof) = +/- 24'
- Single, smaller mass of building, smallest overall impact to park (can be sited on Strand or on Prince)
- Most first floor program elements are at grade, fuel storage is below grade over wet well
- Most first floor program elements are at grade, fuel storage is below grade over wet well
- Critical electrical infrastructure at el. 11.2'
- Redundant screen
- Smaller footprint for restrooms
- Mechanical roof can be open to elements on 3 sides

FLOOR PLAN - GRADE LEVEL OPTION 1 OR 2

108 • 119

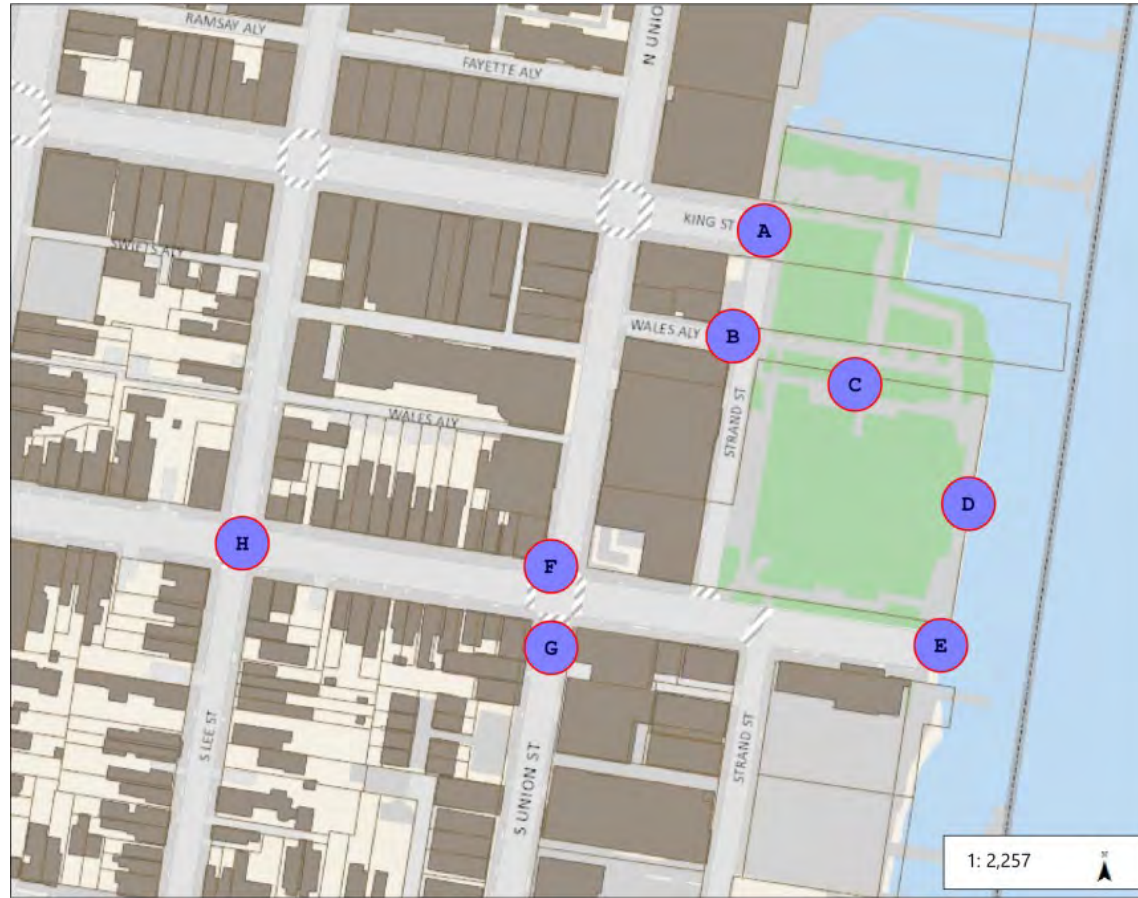
Waterfront Park Option 1 - Pump Station Elevations

Draft, Deliberative, Pre-Decisional



Waterfront Park – Location Map for Visualization Renderings

Draft, Deliberative, Pre-Decisional



Waterfront Park – A: King & Strand Streets (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – B: Strand Street & Wales Alley (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – C: Northern Waterfront Promenade (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – D: Along Waterfront (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – E: End of Prince Street (Option 1)

Draft, Deliberative, Pre-Decisional



Waterfront Park – F: Prince & Strand Streets (Option 1)

Draft, Deliberative, Pre-Decisional



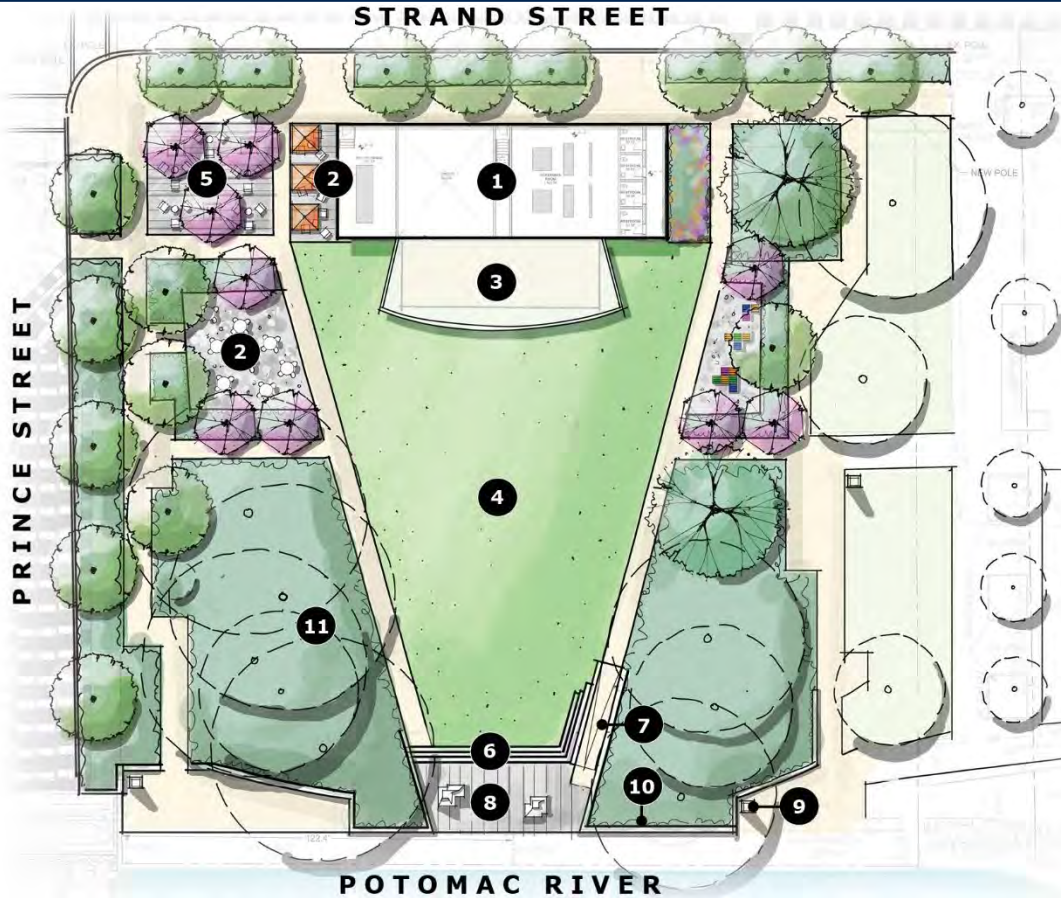
Waterfront Park – G: Strand Street Next to Old Dominion (Option 1)

Draft, Deliberative, Pre-Decisional

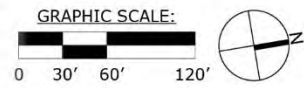


Waterfront Park – Strand Street Landscape Concept 1A (Centered)

Draft, Deliberative, Pre-Decisional

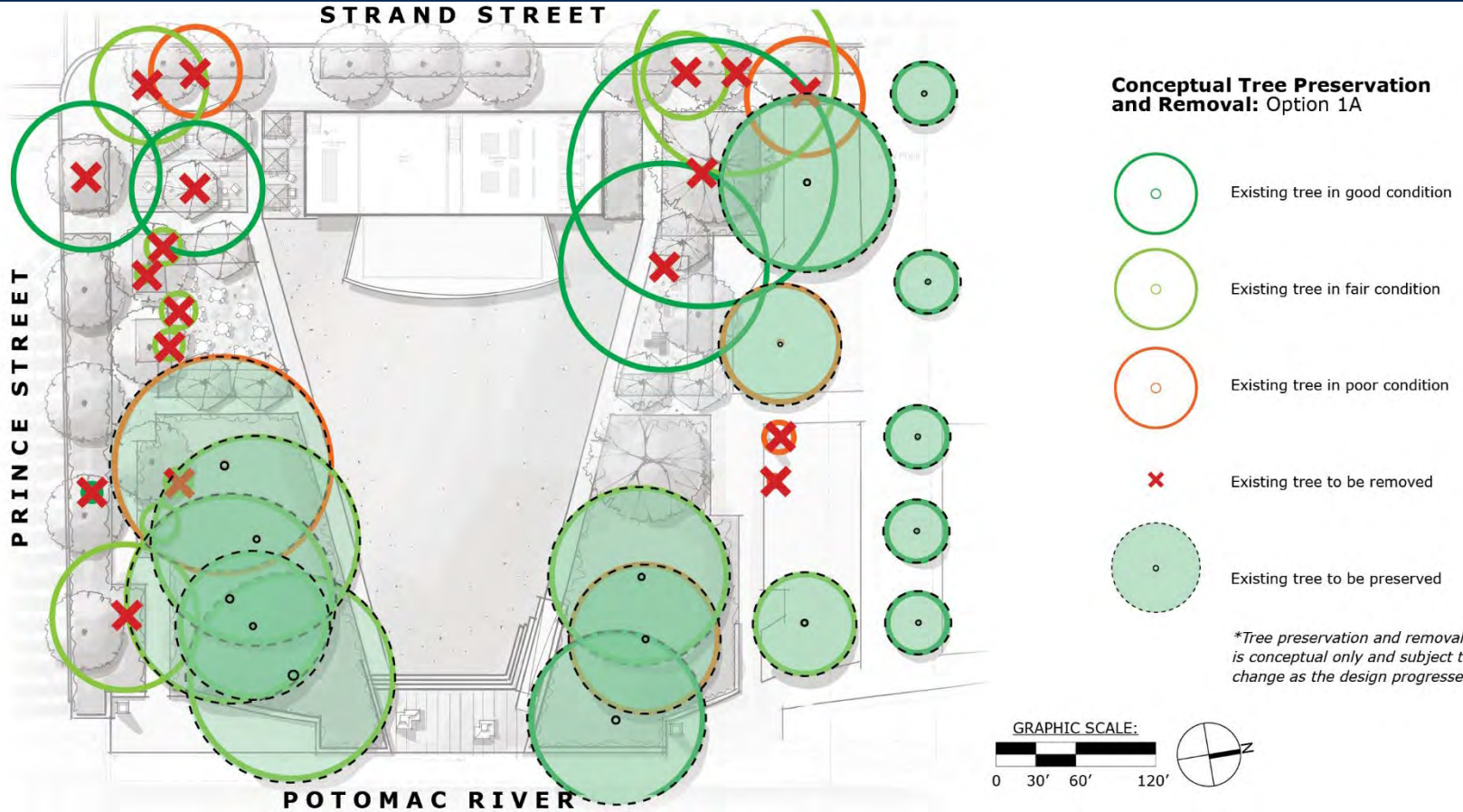


- 1** Pump station (103'-4" x 36'-6")
- 2** Plaza with tables and chairs
- 3** Covered performance plaza
- 4** Sloped multi-use lawn (12,610 SF)
- 5** Entry plaza with signage, wayfinding, and movable seating
- 6** Grand stairs
- 7** Ramp
- 8** Waterfront plaza / pop-up stage location
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



Waterfront Park – Strand Street Landscape Concept 1A (Centered)

Draft, Deliberative, Pre-Decisional

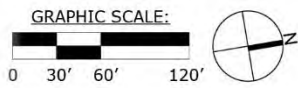


Waterfront Park – Strand Street Landscape Concept 1B (Centered)

Draft, Deliberative, Pre-Decisional



- 1** Pump Station
(103'-4" x 36'-6")
- 2** Entry signage / branding
- 3** Vine-covered shade structure / stage with movable dining tables
- 4** Multi-use lawn (11,456 SF)
- 5** "Constellation Point" two-tier plaza
- 6** "Boatwright's Passage" interpretive walkway with signage
- 7** Stairs to lower-level plaza
- 8** Flood / seat wall (ramp could be integrated here)
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



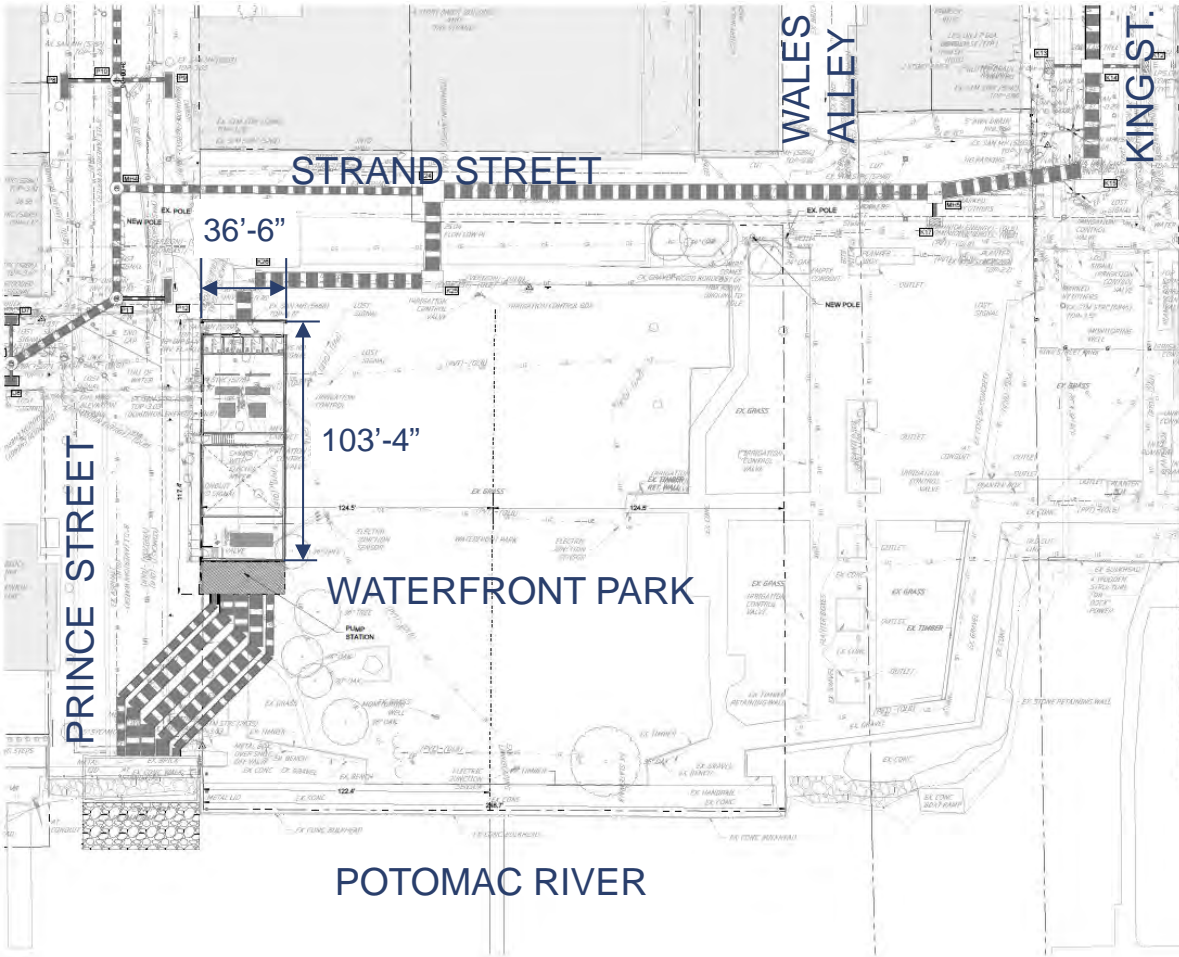
Waterfront Park – Strand Street Landscape Concept 1B (Centered)

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Single Building (Option 2)

Draft, Deliberative, Pre-Decisional



Cost implication: +\$200,000 increased direct cost

Objective:

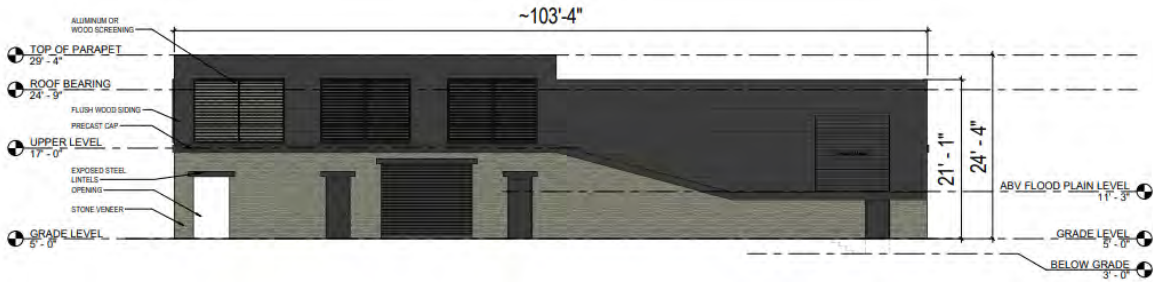
- Reduce footprint
- Reduce height
- Station as backdrop to park/programming
- Individual restrooms (no increase in footprint)
- Strong connection to Strand Street pedestrian corridor

Height: 24' (flatroof)

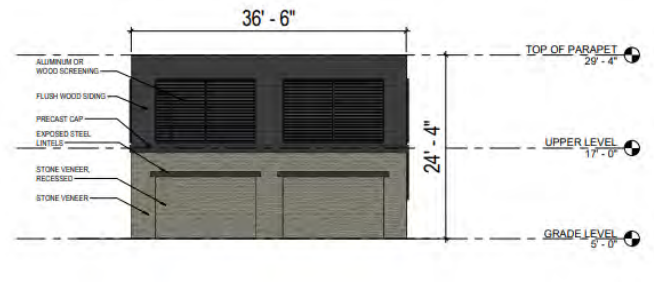
Building Footprint: 3,800 SF

Waterfront Park Option 2 - Pump Station Elevations

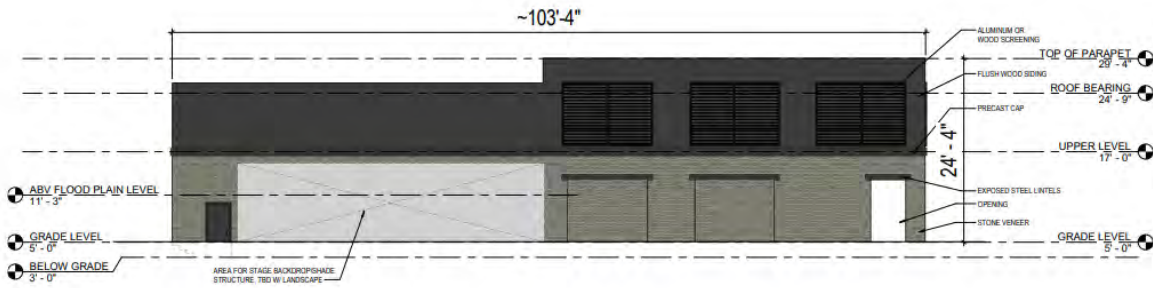
Draft, Deliberative, Pre-Decisional



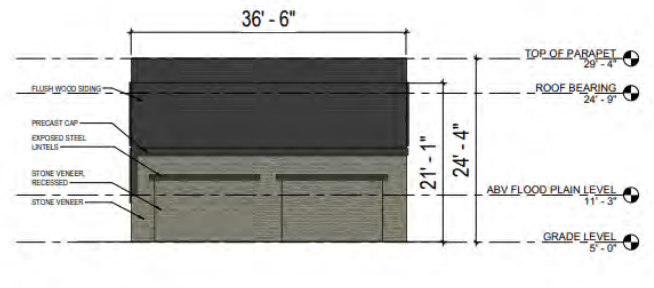
1 SOUTH ELEVATION - OPTION 2 - VIEW FROM PRINCE STREET
1/8" = 1'-0"



2 WEST ELEVATION - OPTION 2
1/8" = 1'-0"



3 NORTH ELEVATION - OPTION 2 - VIEW FROM WATERFRONT PARK
1/8" = 1'-0"

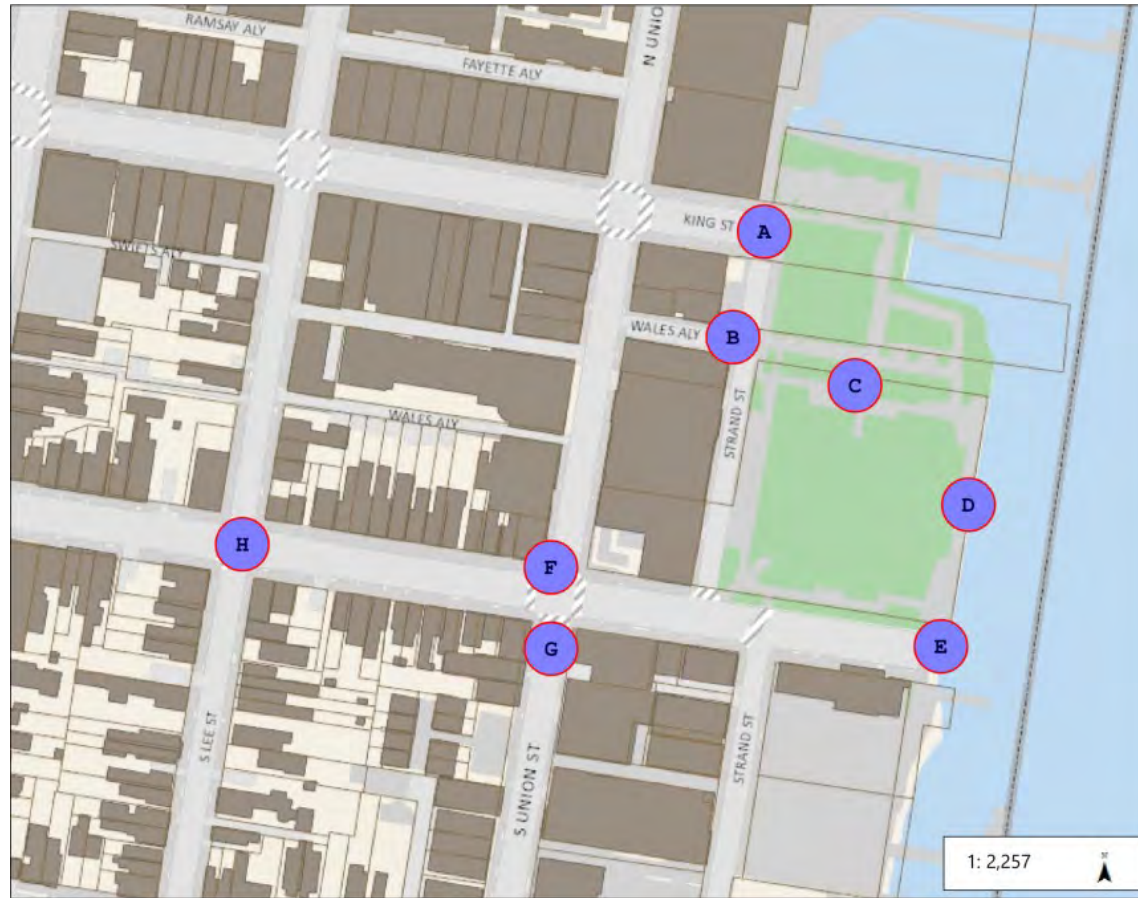


4 EAST ELEVATION - OPTION 2
1/8" = 1'-0"



Waterfront Park – Location Map for Visualization Renderings

Draft, Deliberative, Pre-Decisional



Waterfront Park – A: King & Strand Streets (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – B: Strand Street & Wales Alley (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – C: Northern Waterfront Promenade (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – D: Along Waterfront (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – E: End of Prince Street (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – F: Prince & Strand Streets (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – G: Strand Street Next to Old Dominion (Option 2)

Draft, Deliberative, Pre-Decisional



Waterfront Park – H: Prince & Union Streets (Option 2)

Draft, Deliberative, Pre-Decisional

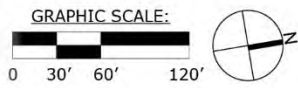


Waterfront Park – Prince Street Landscape Concept 2A

Draft, Deliberative, Pre-Decisional

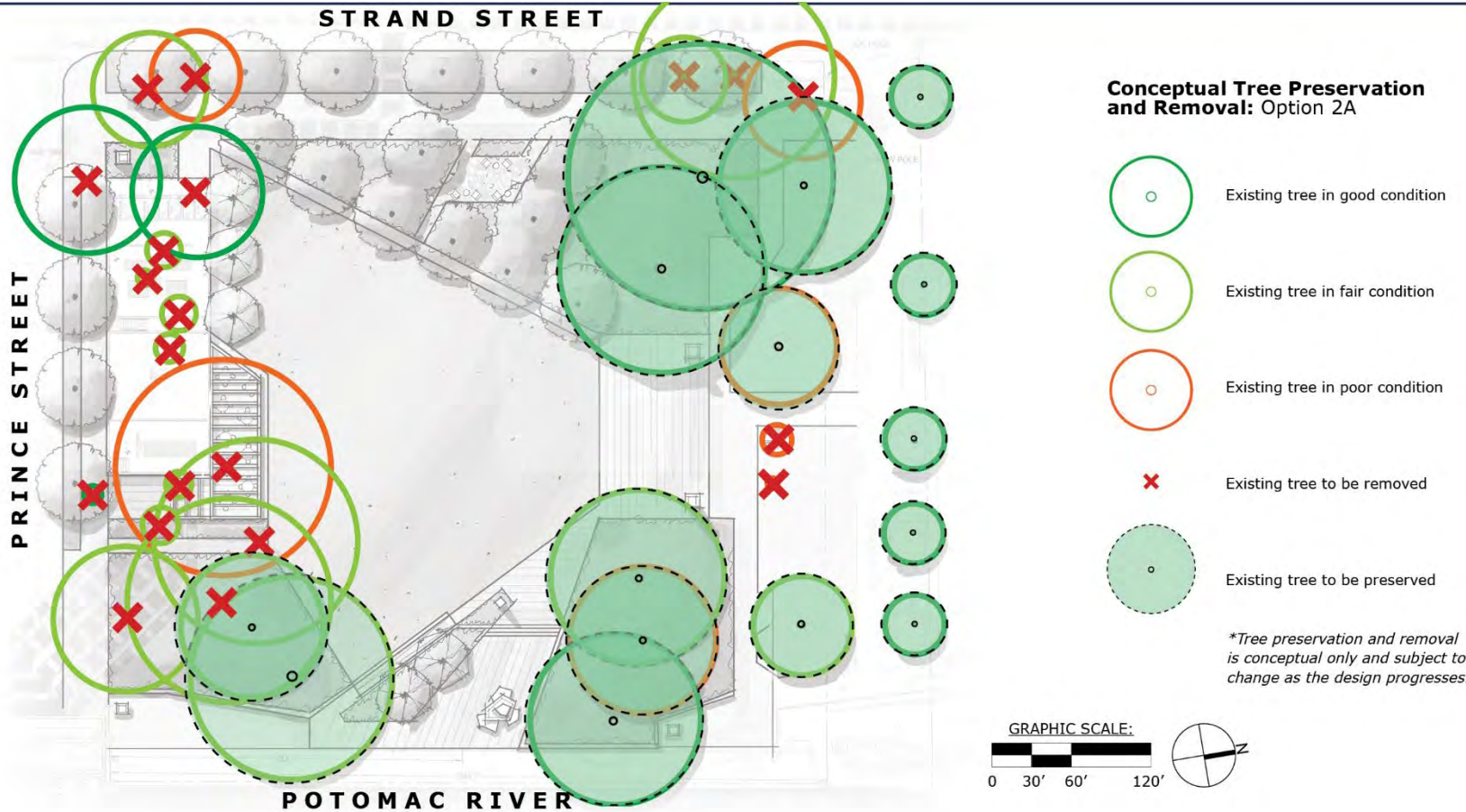


- 1** Pump Station (103'-4" x 36'-6")
- 2** Covered performance plaza with movable tables / chairs
- 3** Multi-use lawn (14,725 SF)
- 4** Entry space with signage and wayfinding
- 5** Tiered waterfront plaza
- 6** Festival plaza / multi-use hardscape with entry columns or pylons
- 7** Ramp with seat wall at lawn
- 8** Grand stairs
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



Waterfront Park – Prince Street Landscape Concept 2A

Draft, Deliberative, Pre-Decisional



Waterfront Park – Prince Street Landscape Concept 2B

Draft, Deliberative, Pre-Decisional

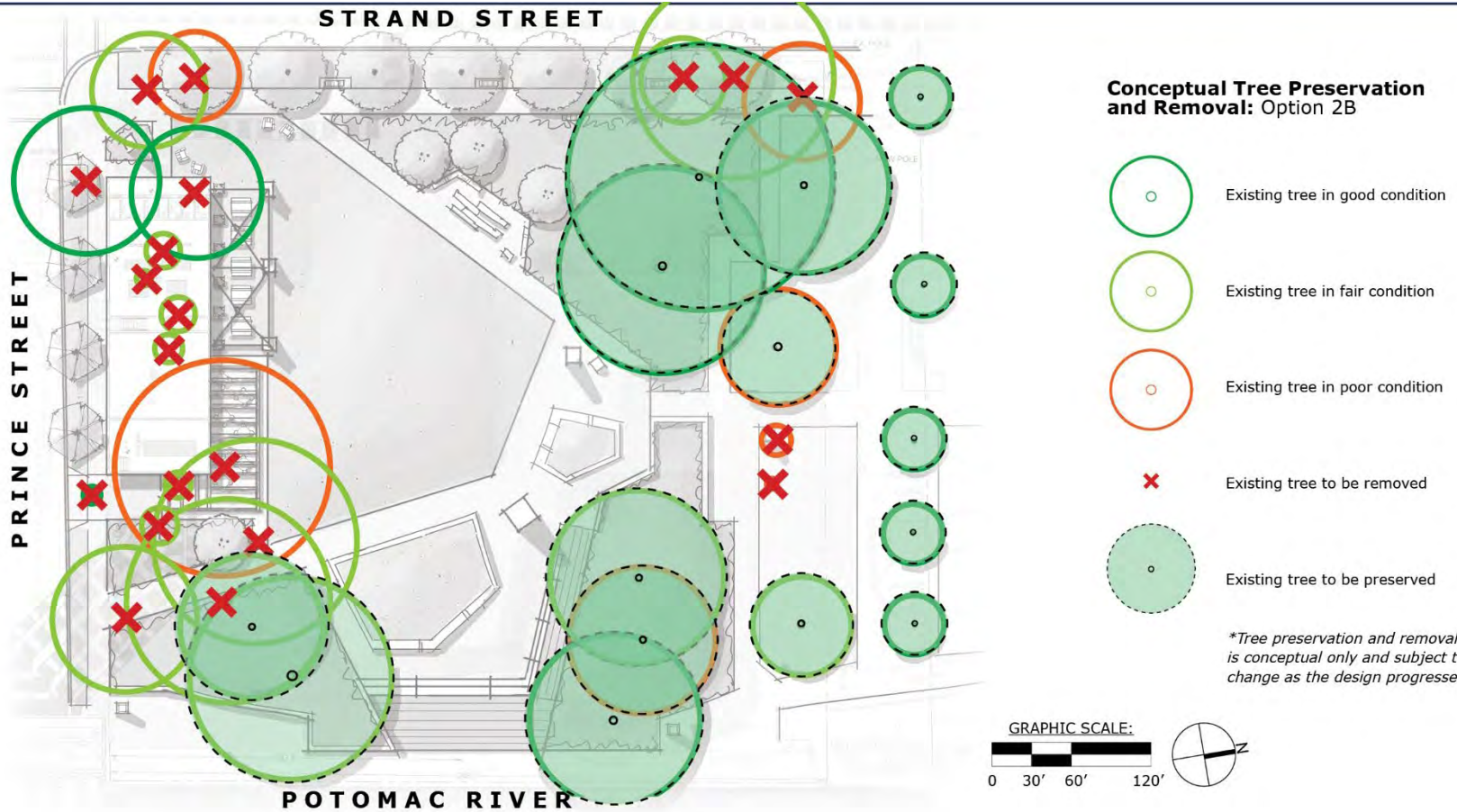


- 1** Pump Station (103'-4" x 36'-6")
- 2** Entry space with signage and wayfinding
- 3** Event lawn (11,384 SF)
- 4** Plaza
- 5** Waterfront deck
- 6** Vine-covered shade structure for performances with movable seating below
- 7** Vanishing stairs / ADA ramp
- 8** Grand stairs with floating lighting
- 9** African American Heritage Trail sign location (typical)
- 10** Flood wall (conceptual)
- 11** Preserved existing trees



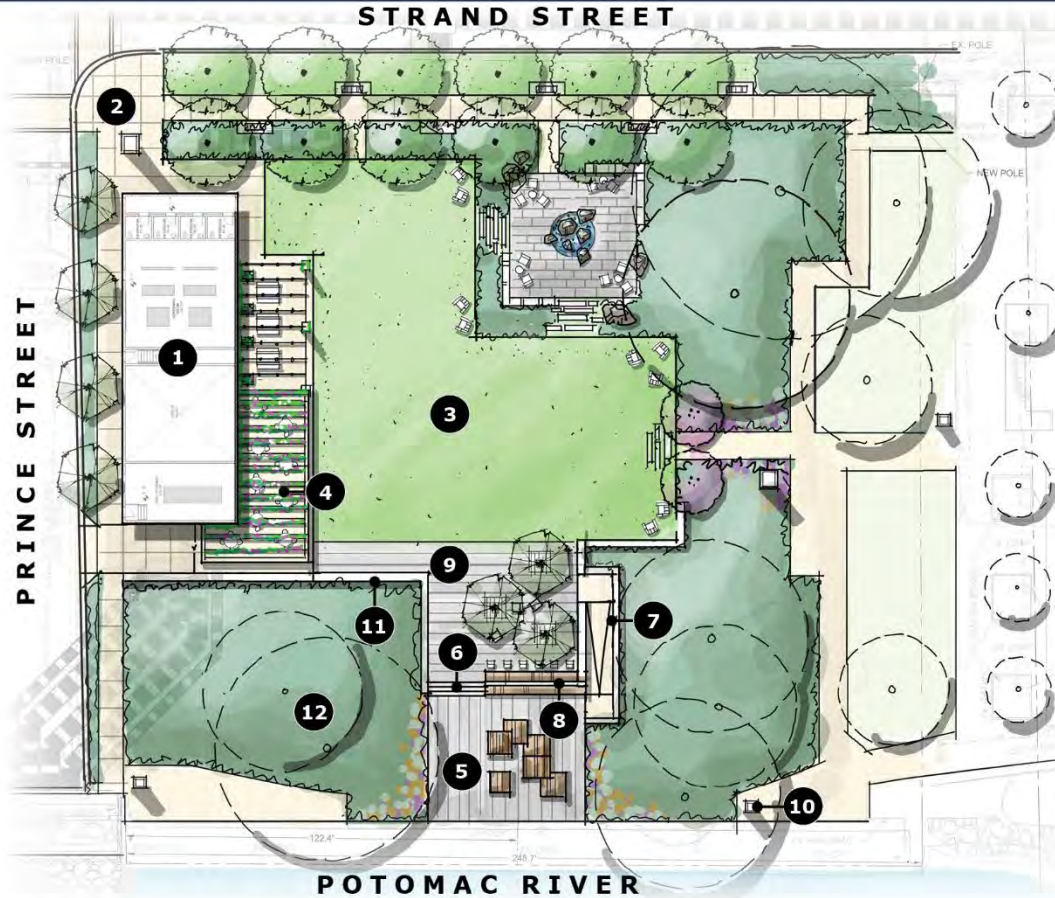
Waterfront Park – Prince Street Landscape Concept 2B

Draft, Deliberative, Pre-Decisional

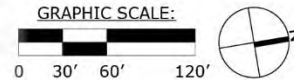


Waterfront Park – Prince Street Landscape Concept 2C

Draft, Deliberative, Pre-Decisional



- 1** Pump Station
(103'-4" x 36'-6")
- 2** Entry signage / branding
- 3** Multi-use lawn (10,442 SF)
- 4** Vine-covered shade structure
with movable dining tables
- 5** Waterfront plaza with ship
crate-inspired sculptural
seating
- 6** Grand stairs
- 7** Access ramp (approx. 7%
slope, handrail required)
- 8** Backed seat / flood wall
- 9** Upper plaza
- 10** African American Heritage Trail
sign location (typical)
- 11** Flood wall (conceptual)
- 12** Preserved existing trees



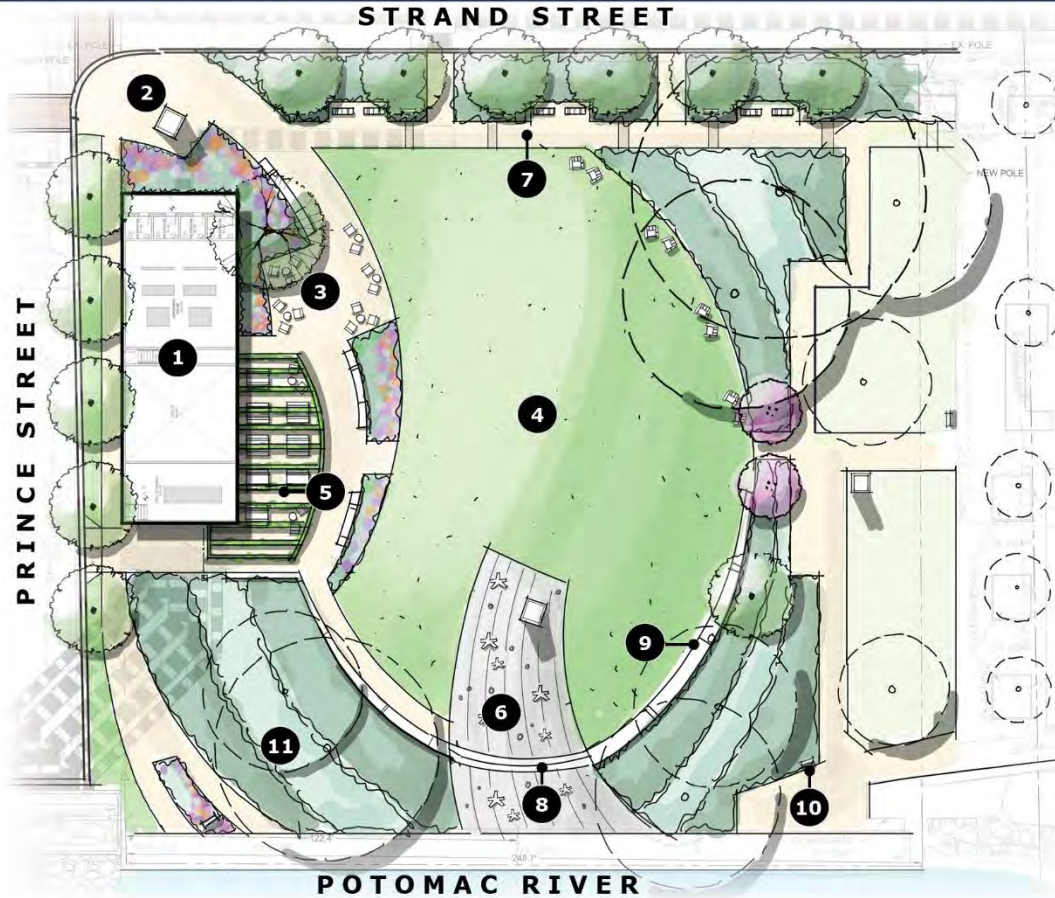
Waterfront Park – Prince Street Landscape Concept 2C

Draft, Deliberative, Pre-Decisional

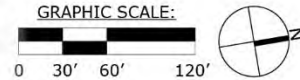


Waterfront Park – Prince Street Landscape Concept 2D

Draft, Deliberative, Pre-Decisional

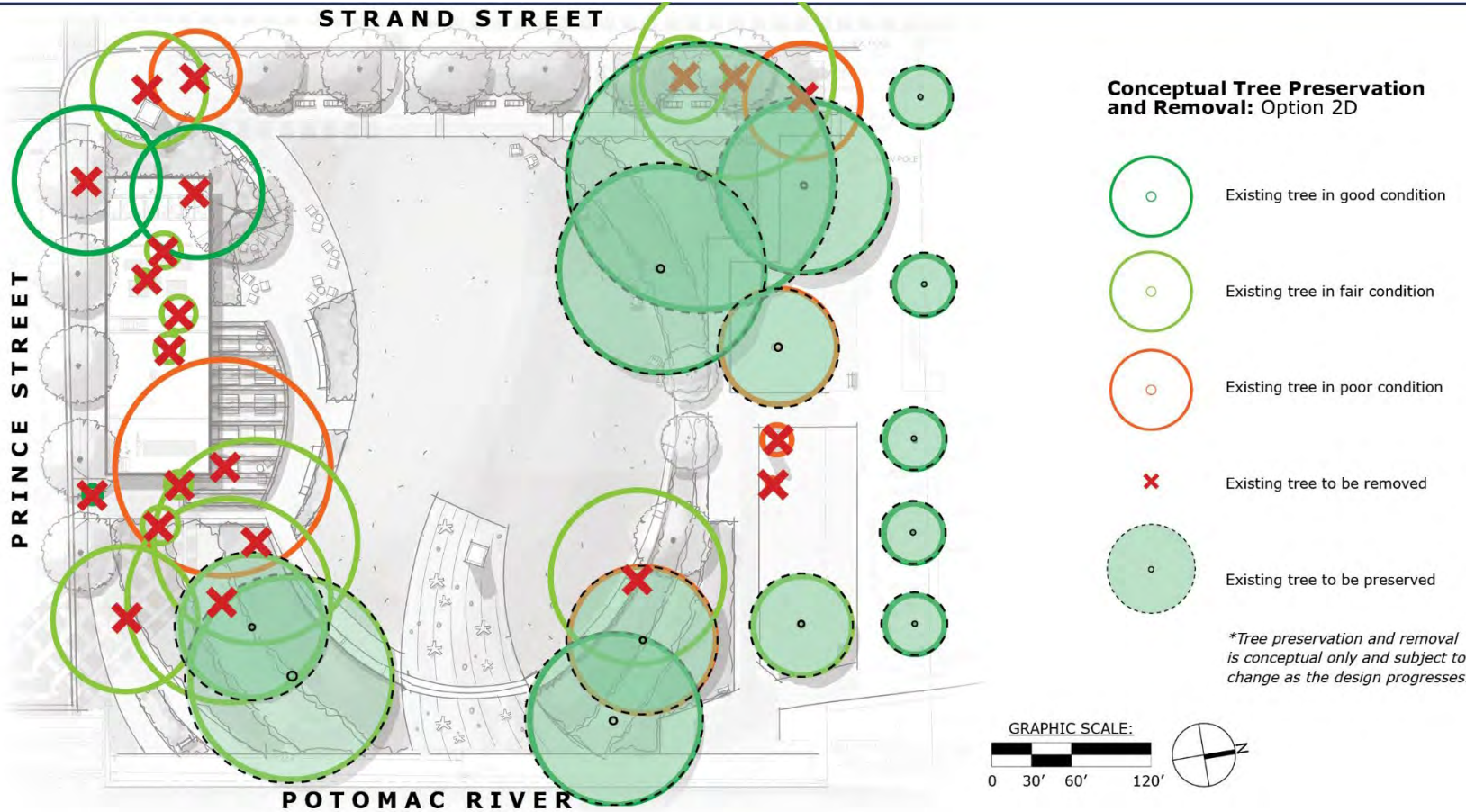


- 1** Pump Station
(103'-4" x 36'-6")
- 2** Entry signage / branding
- 3** Pump station patio outdoor dining area with planting
- 4** Multi-use lawn (16,947 SF)
- 5** Vine-covered shade structure with movable dining tables
- 6** "Constellation Point" two-tier plaza
- 7** "Boatwright's Passage" interpretive walkway
- 8** Stairs to waterfront plaza
- 9** Flood / seat wall
- 10** African American Heritage Trail sign location (typical)
- 11** Preserved existing trees



Waterfront Park – Prince Street Landscape Concept 2D

Draft, Deliberative, Pre-Decisional



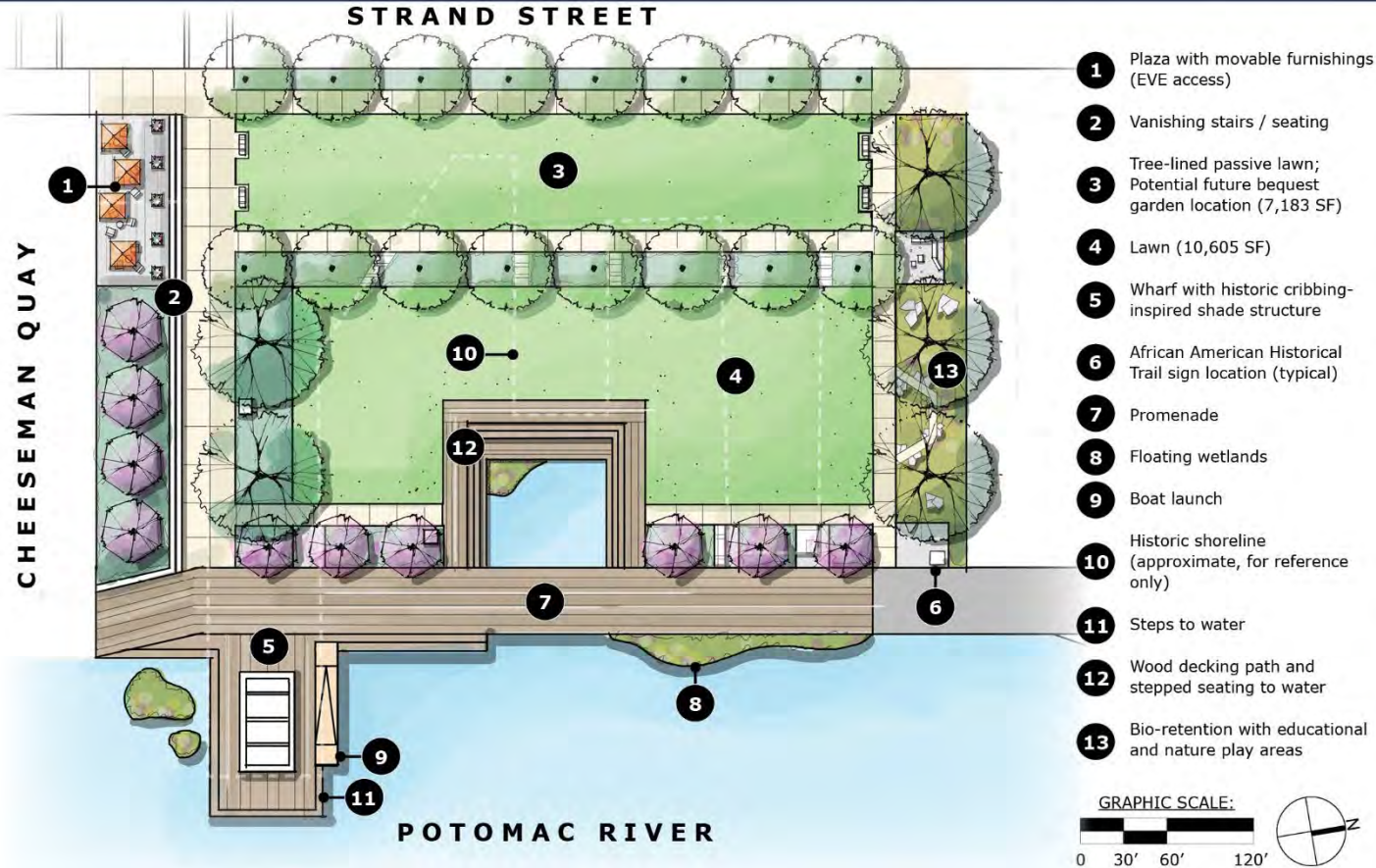
Point Lumley Landscape Concepts

(November 2024, advanced from June/BODR)



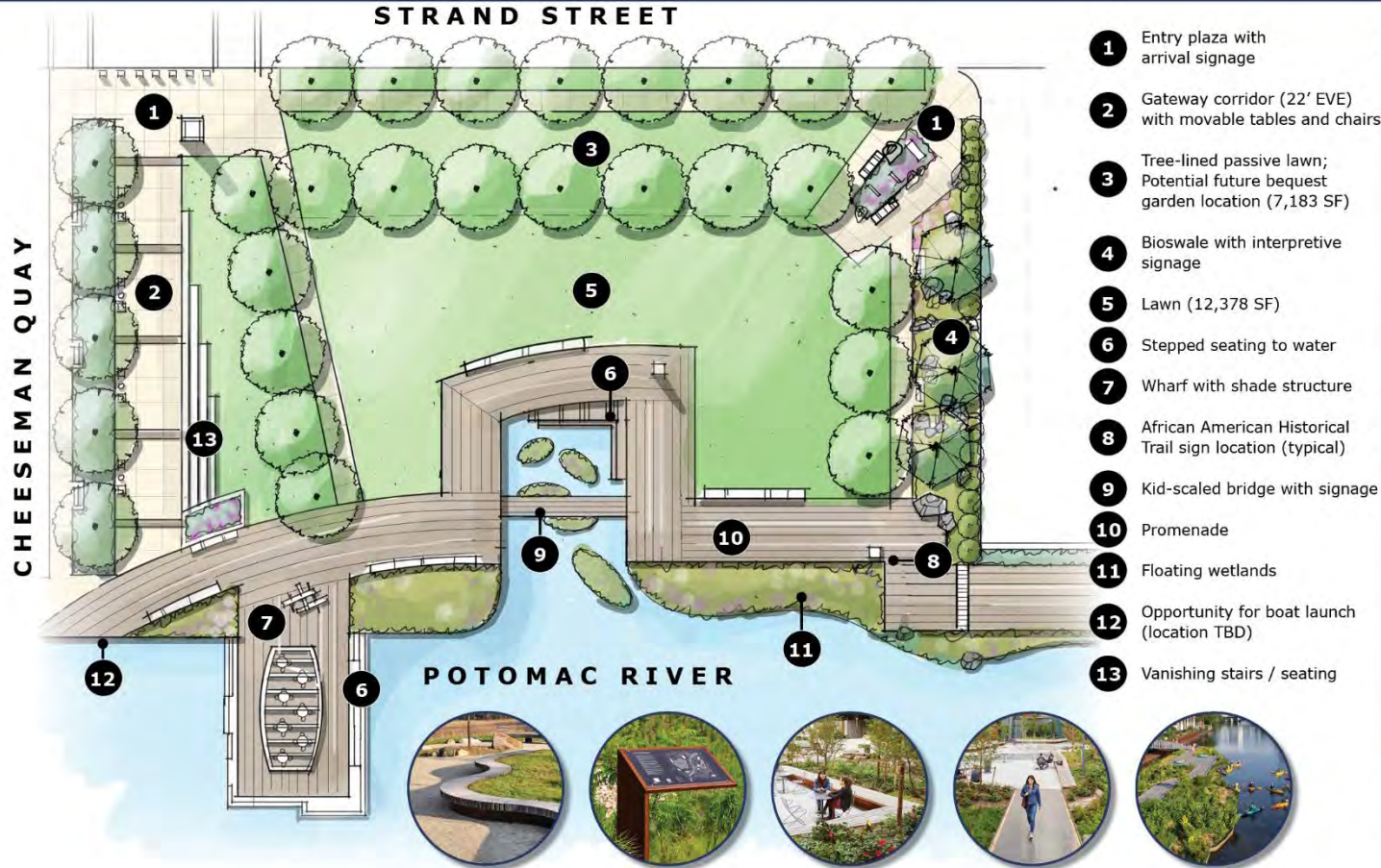
Point Lumley Park Landscape Concept 1

Draft, Deliberative, Pre-Decisional



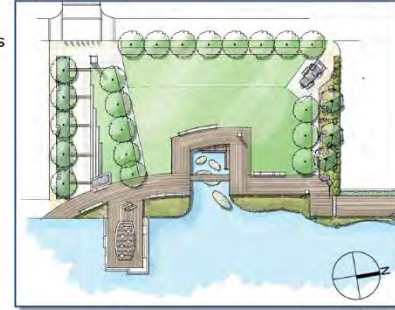
Point Lumley Park Landscape Concept 2

Draft, Deliberative, Pre-Decisional



Alternate 1:

Second row of trees is removed to expand lawn

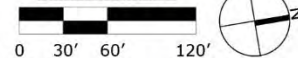


Alternate 2:

A grove of trees follows the historic shoreline layout



GRAPHIC SCALE:



Shoreline Condition Assessment

Draft, Deliberative, Pre-Decisional



- Bulkhead condition at Waterfront Park (H) has declined from prior assessment.
- Additional funding needed to repair, or replace, as additional funding allows.
- A budget request for additional funding will be developed to fund as much of the bulkhead and shoreline movements as possible.

Project Schedule



1. Request stakeholder guidance on station location and park options:
 1. Waterfront Commission - 11/19
 2. Parks and Recreation Commission - 11/21
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2. Project Updates on Parks, Streets, and Lower King Pedestrianization
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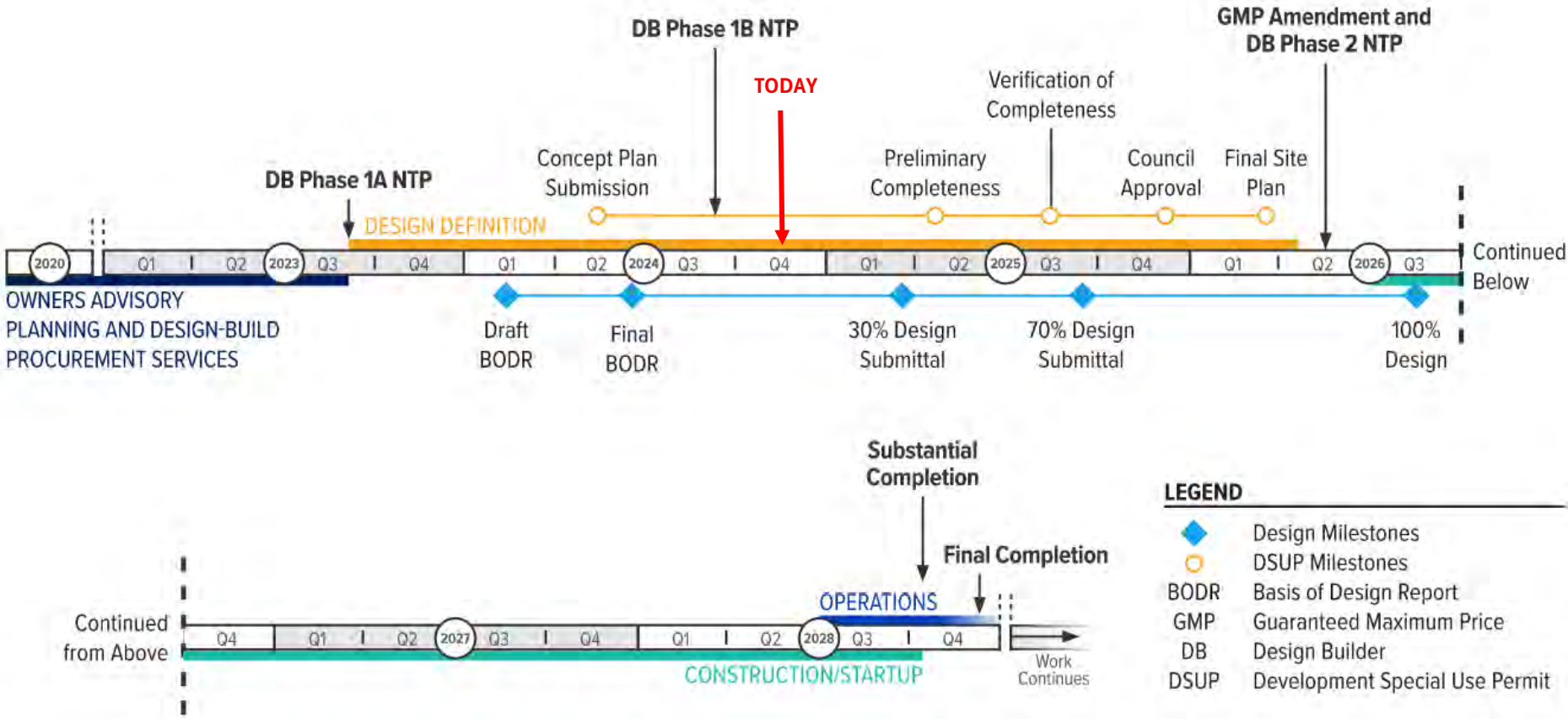
3. Board of Architectural Review – December or January 2025

4. NEPA/Section 106 Consulting Party Meeting – Anticipated in Late Winter or Spring 2025

5. Preliminary Plan / 30% Design Submission – March & April

Baseline Project Schedule

Draft, Deliberative, Pre-Decisional



LEGEND

| | |
|------|--------------------------------|
| ◆ | Design Milestones |
| ○ | DSUP Milestones |
| BODR | Basis of Design Report |
| GMP | Guaranteed Maximum Price |
| DB | Design Builder |
| DSUP | Development Special Use Permit |

Construction will commence AFTER City's 275th birthday celebration

Electronic Poll and Feedback form:



Use QR code (or use link posted in virtual chat)!



Open House Portion

Email Questions or Comments to:

Matthew.Landes@AlexandriaVA.gov

Project Website:

www.AlexandriaVA.gov/Waterfront

